



**CHAPMAN**  
CHARTERED SURVEYORS

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**1 MERESIDE APARTMENTS, MERE STREET, DISS IP22 4GE**

43.3 sqm / 466 sqft

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**ONE BEDROOM FLAT IN TOWN CENTRE**

Ref: 181188

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Regulated by RICS

# TO LET

One bedroom flat in town centre  
43.3 sqm / 466 sqft

## LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. The property is located in Kings Head Yard, just off Mere Street.

## DESCRIPTION

A first floor flat overlooking the Kings Head car park and The Mere. The property is carpeted throughout (vinyl floor in kitchen and bathroom) with storage heaters.

## ACCOMMODATION

External circular staircase leads to first floor shared corridor with front door to the property. Open-plan **Living Room** with views over The Mere at the rear, door through to **Lobby** leading to **Kitchen** electric cooker point, kitchen units and stainless steel sink and drainer. [Note: the washing machine does not belong to the Landlord but the incoming Tenant is welcome to have it on condition that it will not be the Landlord's responsibility to maintain]. Door through to **Bedroom** and **En-Suite Bathroom** with electric shower, toilet, wash hand basin and airing cupboard.

## FLOOR AREAS (GIA)

Living Room	17.0 sqm	183 sqft
Lobby	4.2 sqm	45 sqft
Kitchen	9.2 sqm	99 sqft
Bedroom	9.0 sqm	97 sqft
Bathroom	3.2 sqm	34 sqft
Airing cupboard	<u>0.7 sqm</u>	<u>8 sqft</u>
	43.3 sqm	466 sqft

## ASSURED SHORTHOLD TENANCY

The property is available on a new assured shorthold tenancy for a minimum term of 12 months.

## RENT

£600pcm payable monthly in advance.

## DEPOSIT

£692.30 (five weeks' rent) which will be held in the Tenancy Deposit Scheme ('TDS').

## SERVICES

Mains water and electricity, heating via storage heaters.

## COUNCIL TAX

Band A: £1,671.69 (2025-26)

## ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (63)

## RESTRICTIONS

No pets. No smokers.

## CREDIT CHECK

We will undertake a credit check on all applicants.

## RIGHT TO RENT

Applicants must complete a Right to Rent check.

## VIEWING

All applicants must complete an application form prior to requesting a viewing.

Tel: 01379 687645

Email: [contact@chapmansurveyors.co.uk](mailto:contact@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.